



Planning and Transportation  
301 W. Chestnut  
Rogers, Arkansas 72756  
479-621-1186  
(FAX) 479-986-6896  
[www.rogersar.gov](http://www.rogersar.gov)

## NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Rogers Planning Commission in the Rogers City Hall at 301 West Chestnut on July 19, 2016 at 4:30 p.m. on the application by Hall Brothers Investment Group, LLC to Rezone 19.48 acres located north of West Laurel Avenue, directly east of Creekside Development from A-1 (Agricultural) to RSF (Residential Single Family). The property being more particularly described as follows:

### LEGAL DESCRIPTION:

A PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHWEST CORNER OF SAID TWENTY ACRE TRACT AND RUNNING THENCE ALONG THE WEST LINE THEREOF N02°27'07"E 1324.56' TO THE NORTHWEST CORNER OF SAID TWENTY ACRE TRACT, THENCE ALONG THE NORTH LINE THEREOF S86°54'44"E 640.81', THENCE LEAVING SAID NORTH LINE S02°28'00"W 1325.25' TO A POINT ON THE SOUTH LINE OF SAID TWENTY ACRE TRACT, THENCE ALONG SAID SOUTH LINE N86°50'51"W 640.48' TO THE POINT OF BEGINNING, CONTAINING 19.48 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN WEST LAUREL AVENUE RIGHT-OF-WAY ON THE SOUTH SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

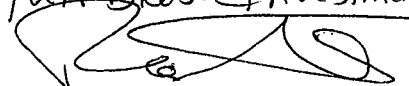
### LAYMAN'S DESCRIPTION:

19.48 acres north of West Laurel Avenue, directly East of Creekside Subdivision.

Jim White, Secretary  
Rogers Planning Commission

**PUBLISH ONE TIME ONLY 7-4-2016**  
BILL THE CITY OF ROGERS

**REZONING APPLICATION**NUMBER 16-16

|   |                                       |  |
|---|---------------------------------------|--|
| <b>HALL BROTHERS INVESTMENT GROUP</b>   |                                       | <b>APPLICANT PROVIDES:</b>             |
| APPLICANT NAME: <u>Bates &amp; Associates Inc</u>   |                                       |  |
| ADDRESS: <u>7230 S. Pleasant Ridge Drive - Fayetteville AR</u>  |                                       | 72704                                  |
| EMAIL: <u>geoff@batesnwa.com</u>  | TELEPHONE NUMBER: <u>479.442.9350</u> |  |
| PROPERTY OWNED BY: <u>Hall Bros. Investment Group LLC / Matt Noland</u>                                 |                                       | TELEPHONE NUMBER: <u>479.586.9457</u>  |
| ADDRESS: <u>See Attached Legal Description</u>  |                                       |  |
| GENERAL LOCATION OF PROPERTY: _____   |                                       |  |
| PRESENT USE: <u>AG/A1</u>   | PROPOSED USE: <u>RSF</u>              |  |
| Parcel # <u>02-02087-220</u>  |                                       | <u>Hall Bros. Investment Group LLC</u> |
| APPLICANT SIGNATURE  |                                       |  |
| LEGAL DESCRIPTION OF PROPERTY: (metes and bounds or lot and block)                                      |                                       |  |
| {Attach legal description as exhibit "A" if necessary.}   |                                       |  |
| ATTACH A MAP SHOWING THE AREA TO BE REZONED   |                                       |  |
| <b>PLANNING AUTHORITY PROVIDES:</b>   |                                       |  |
| REZONING FROM: <u>A1</u> TO: <u>RSF</u>   | DATE FILED <u>6/30/16</u>             |  |
| PUBLIC HEARING DATE: <u>7/19/16</u>   | CONTINUED TO DATE: _____              |  |
| APPLICATION FEE: <u>\$200 (paid)</u>  | OTHER FEES: _____                     |  |
| PLANNING COMMISSION ACTION: _____   | DATE: _____                           |  |
| CITY COUNCIL ACTION: _____  | DATE: _____                           |  |
| ORDINANCE NUMBER _____  |                                       |  |
| OTHER INFORMATION: _____  |                                       |  |

**NOTICE OF PUBLIC HEARING  
BEFORE THE PLANNING COMMISSION  
OF  
THE CITY OF ROGERS, ARKANSAS**

The Petitioner, Hall Bros. Investment Group, LLC, petitions the Planning Commission of the City of Rogers, Arkansas to rezone certain real property on July 26, 2016 at 4:30 p.m. at Rogers City Council Chambers, 301 W Chestnut St as set forth herein:

**LEGAL DESCRIPTION:**

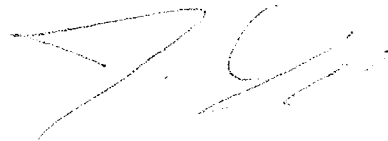
A PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A THE SOUTHWEST CORNER OF SAID TWENTY ACRE TRACT AND RUNNING THENCE ALONG THE WEST LINE THEREOF N02°27'07"E 1324.53' TO THE NORTHWEST CORNER OF SAID TWENTY ACRE TRACT, THENCE ALONG THE NORTH LINE THEREOF S86°54'44"E 640.81', THENCE LEAVING SAID NORTH LINE S02°28'00"W 1325.25' TO A POINT ON THE SOUTH LINE OF SAID TWENTY ACRE TRACT, THENCE ALONG SAID SOUTH LINE N86°50'51"W 640.48' TO THE POINT OF BEGINNING, CONTAINING 19.48 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN WEST LAUREL AVENUE RIGHT-OF-WAY ON THE SOUTH SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

**LAYMAN'S DESCRIPTION:** 19.48 acres north of W. Laurel Avenue, directly East of Creekside Subdivision (See attached Vicinity map)

**PRESENT ZONING:** A-1, Agriculture

**ZONING REQUEST:** RSF, Residential Single Family

Respectfully Submitted,



Jason Young  
Bates & Associates, Inc.



## PROPERTY OWNER AFFIDAVIT

The petitioner, Matt Noland, petitions the Planning Commission of the City of Rogers, Arkansas to rezone certain real property as set forth herein:

LEGAL DESCRIPTION:

SEE Attached

LAYMAN'S DESCRIPTION:

PRESENT ZONING: A1  
ZONING REQUEST: RSF

Respectfully Submitted,

By: [Signature]  
(Property Owner Signature)

STATE OF MISSISSIPPI  
COUNTY OF Rankin

Subscribed and sworn before me this the 29 day of June, 2016.



[Signature]

Notary Signature

Tamara Wince

Notary Name Printed

August 19, 2016

Commission Expires





Zone A-1

**Rezone:  
A-1 to RSF**

Zone RSF

W COYOTE TRL

WOQLN

Zone A-1

W MADISON DR

Zone RSF

Zone A-1

Zone RSF-5

S 15TH PL

Zone RSF

S 24TH ST

S 22ND ST

S 21ST ST

W LAUREL AVE

Zone R-O

Zone RMF-6A

W BROOKS PL

Zone RSF

Zone R-O

Zone A-1

W GILLIGAN AVE

Zone RSF

Zone R-O

S DIXIELAND RD

Zone C-2

S 26TH ST

Zone C-2

S 26TH PL

S 26TH ST

Zone C-2

Zone C-2

Zone A-1

W PLEASANT GROVE RD

Zone C-2

W PLEASANT CROSSING